PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 44882
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/29/03 18:12 2pgs
Fees:13.00 Taxes:784.40
20030729-0107000

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristina P. Ryan 137 White Bridge Pike Nashville, Tennessee 37205	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, Colorado 80112

TAX MAP-PARCEL NUMBERS: 103-10-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keita Sakon and wife, Katrina A. Gregory Sakon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristina P. Ryan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Brookside Courts addition No. 3 of record in Book 835, page 107 Register's Office for said County.

Said Lot No. 45 fronts 98.6 feet on the easterly margin of White Bridge Road and extends back 145 feet on the northerly line and 228 feet on the southerly line to a dead line in the rear, measuring 123.4 feet thereon.

Being the same property conveyed to Keita Sakon and Katrina A. Gregory, both unmarried, as joint tenants with right of survivorship, by deed from Thomas B. Wofford and wife, Keila S. Wofford of record in Instrument No. 20010129-0008543 Register's Office for said County. The said Katrina A. Gregory is now known as Katrina A. Gregory Sakon.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from White Bridge Road, and 10 foot easement for public utility purposes along the northerly line(s)

This is improved property, known as: 137 White Bridge Pike, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2003.

Keita Sakon

Katrina A. Gregory Sakon

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2003 , before me the undersigned authority, personally appeared Keita Sakon Katrina A. Gregory Sakon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY VILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Sworn and subscribed before me this the 25th day of July, 2003

My Commission Expires: _____

CHRISTY VILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public